

A-5917
Special Permit

Demolish the detached garage in the north (rear) yard.

Carissa S. Marino &
Andrew C. Marino
11 Primrose Street

11 Primrose Street



Figure 1: View of 11 Primrose Street



Figure 2: View of detached garage proposed for demolition

**CHEVY CHASE VILLAGE
NOTICE OF PUBLIC HEARING**

Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 13th day of June, 2011 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

**APPEAL NUMBER A-5917
MS. CARISSA S. MARINO &
MR. ANDREW C. MARINO
11 PRIMROSE STREET
CHEVY CHASE, MARYLAND 20815**

The applicants have filed a request for a special permit pursuant to Section 8-11 of the Chevy Chase Village Code to demolish the detached garage in the north (rear) yard.

The Chevy Chase Village Code § 8-19 states:

Any person intending to demolish, raze or tear down more than fifty (50) percent of the exterior features of an existing building, garage or accessory building within the Village must first obtain a special permit from the Board of Managers for such demolition to ensure that such work will be carried out in such a manner that abutting property owners will not be adversely affected and that the interests of the Village in public health, safety and welfare are not jeopardized by such work.

Additional information regarding this case may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.chevychasevillagemd.gov or you may contact the office for this information to be mailed to you.

This notice was mailed to abutting property owners on the 2nd day of June, 2011.

**Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300**

MAILING LIST FOR APPEAL A-5917

**MR. & MRS. ANDREW MARINO
11 PRIMROSE STREET
CHEVY CHASE, MD 20815**

Adjoining and confronting property owners	
Mr. & Mrs. Patrick M. Regan Or Current Resident 6 Quincy Street Chevy Chase, MD 20815	Mr. & Mrs. Gael M. Delany Or Current Resident 8 Quincy Street Chevy Chase, MD 20815
Mr. & Mrs. Chancellor Patterson Or Current Resident 9 Primrose Street Chevy Chase, MD 20815	Mr. & Mrs. David Jones Or Current Resident 15 Primrose Street Chevy Chase, MD 20815
Mr. & Mrs. Stewart W. Bainum, Jr. Or Current Resident 12 Primrose Street Chevy Chase, MD 20815	

I hereby certify that a public notice was mailed to the aforementioned property owners on the 2nd day of June, 2011.



**Ellen Sands
Permitting and Code Enforcement Coordinator
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815**

CHEVY CHASE VILLAGE

ESTABLISHED 1890

June 2, 2011

Mr. & Mrs. Andrew Marino
11 Primrose Street
Chevy Chase, MD 20815

Dear Mr. & Mrs. Marino:

Please note that your request for a special permit to demolish the detached garage on your property is scheduled before the Board of Managers on Monday, June 13, 2011 at 7:30 p.m.

Either you or another representative must be in attendance to present your case. At that time, additional documents may be introduced and testimony can be provided in support of the request.

Please note that because your property is located in the Chevy Chase Village Historic District, should the Board approve your request you will need to obtain a Historic Area Work Permit from the Historic Preservation Commission for the demolition of the garage as well as a Montgomery County demolition permit before the Village's Permit will be issued.

For your convenience, enclosed please find copies of the Public Hearing Notice and mailing list. Please contact the Village office in advance if you are unable to attend.

Sincerely,



Ellen Sands
Permitting and Code Enforcement
Chevy Chase Village

Enclosures

CHEVY CHASE VILLAGE

5906 Connecticut Avenue
Chevy Chase, Maryland 20815

Phone (301) 654-7300

Fax (301) 907-9721

ccv@montgomerycountymd.gov

www.chevychasevillagemd.gov

SHANA R. DAVIS-COOK
Village Manager

DAVID R. PODOLSKY
Legal Counsel

BOARD OF MANAGERS

PATRICIA S. BAPTISTE
Chair

PETER T. KILBORN
Vice Chair

ALLISON W. SHUREN
Secretary

RICHARD RUDA
Assistant Secretary

LAWRENCE C. HEILMAN
Treasurer

GARY CROCKETT
Assistant Treasurer

DAVID L. WINSTEAD
Board Member

Chevy Chase Village Building Permit Application

Permit No: A-5917

Property Address: 11 Plumrose Street
Chevy Chase, MD 20815

Resident Name: Carissa and Andrew Marino

Daytime telephone: 301-654-2926

Cell phone: 202-431-7744

After-hours telephone: 301-654-2926

E-mail: carissamarino@me.com

Project Description:

Demolition of existing garage and remove a portion of the concrete and asphalt driveway and walkway that lead to the garage.

☒ Check here if the construction will require the demolition of over fifty (50) percent of any existing structure.

Primary Contact for Project:

☒ Resident

☐ Architect

☐ Project Manager

☐ Contractor*

*MHIC/MD Contractor's License No. (required):

Information for Primary Contact for Project (if different from property owner):

Name:

Work telephone:

After-hours telephone:

Cell phone:

E-mail:

Will the residence be occupied during the construction project?

☒ Yes

☐ No

If no, provide contact information for the party responsible for the construction site (if different from above):

Name:

Address:

Work telephone:

After-hours telephone:

Cell phone:

E-mail:

Parking Compliance:

Is adequate on-site parking available for the construction crews?

☒ Yes

☐ No

If no, please attach a parking plan which minimizes inconvenience to neighboring residents, and indicate if the property is in a permit parking area.

Will road closings be required due to deliveries, equipment or other reasons?

☐ Yes

☒ No

Building Permit Filing Requirements:
Application will not be reviewed until the application is complete

- ☐ Copy of stamped drawings approved by Montgomery County Department of Permitting Services (DPS) and the Historic Preservation Commission (HPC), if required. Every page of drawings must be clearly stamped.
- ☒ This application form, signed by resident.
- ☒ Boundary Survey
- ☒ Site Plan (see: Village Site Plan Checklist to ensure completeness)
- ☐ Building plans and specifications
- ☒ Tree Preservation Plan requested of Village arborist (see: Village Tree Inspection Request form). All required tree protections must be fully installed before any work begins.
- ☒ Filing Fee (due at time of application). Fees schedule is listed in Chapter 6 of the Village Code.
- ☐ Damage deposit or performance bond (due when Building Permit is issued). Amount of required deposit or bond will be set by Village Manager.

Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days.

If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.

No signs advertising the architect, contractor, or any other service provider may be posted on the work site.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.

Applicant's Signature: Carissa S. Marino

Date: 4-25-2011

To be completed by Village staff:

Is this property within the historic district?

Yes

No

Staff Initials: ES

Date application filed with Village: 4/25/11

Date permit issued: _____

Expiration date: _____

For Use By Village Manager	Application approved with the following conditions:
<div style="border: 2px solid black; padding: 5px; display: inline-block;"> DELETED APR 22 2001 Chevy Chase Village Manager </div>	Application denied for the following reasons:
	<i>Handwritten: Special Permit required from the Board of Managers.</i>

Filing Fees (due when application submitted)	Checks Payable to: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
Permit Application Fee: \$ <u>100.00</u> (see Permit Fee Worksheet)	
Tree Preservation Plan Fee: <input type="checkbox"/> \$250.00 <input checked="" type="checkbox"/> Not required for this project.	
TOTAL Fees: <u>\$100.00</u>	Date: Staff Signature:
Damage Deposit/Performance Bond (due when permit is issued)	Checks Payable to: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<input type="checkbox"/> \$ _____ <input type="checkbox"/> Waived by Village Manager	
Cost of damage to R-O-W: (calculated at close-out) Amount of refund:	Date: Staff signature:

For Village Staff use: Field file for inspections by Code Enforcement Officer has been created: <input type="checkbox"/> Yes (Date: _____)

Chevy Chase Village Application for a Special Permit

Chevy Chase Village Code Section 8-1(aa) defines a Special Permit as permission granted by the Board of Managers in accordance with Article II Division B of this Chapter [8], to construct, install, remove or alter a structure or planting, or take other action where such permission is required by this Chapter.

Subject Property: <u>11 PRIMROSE STREET</u>	
Describe the Proposed Project: <u>Demolish existing garage and remove a portion of the asphalt and concrete drive and walk.</u>	
Applicant Name(s) (List all property owners): <u>Carissa and Andrew Marino</u>	
Daytime telephone: <u>301-654-2926</u>	Cell: <u>202-431-7744</u>
E-mail: <u>carissa.marino@me.com</u>	
Address (if different from property address):	
For Village staff use:	Date this form received: <u>4/25/11</u> Special Permit No: <u>A-5917</u>

Filing Requirements:

Application will not be accepted or reviewed until the application is complete

- ☐ Completed *Chevy Chase Village Application for a Special Permit* (this form)
- ☐ Completed *Chevy Chase Village Building Permit Application*
- ☐ A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- ☐ ~~Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.~~
- ☐ Copy of Covenants, except for special permits authorized by Sections 8-22, 8-26 or Article IV of Chapter 8 of the Chevy Chase Village Code. If there are no covenants, provide a letter from an attorney or the title insurance carrier stating that there are no covenants.
- ☐ Applicable special permit fee listed in Chapter 6 of the Village Code.

Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this special permit request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Applicant's Signature: Carissa S. Marino

Date: 4/25/2011

Applicant's Signature: [Signature]

Date: 4/25/2011

Describe the basis for the special permit request (attach additional pages as needed):

Describe the reasons why approval of the special permit would not adversely affect the public health, safety or welfare or the reasonable use of adjoining properties:

Demolition of the garage and removal of drive and walk, will be done in accordance with all applicable Chevy Chase Village and Montgomery County codes and ordinances, as well as in accordance with all demolition permits and Historic Area Work permits.

Describe the reasons why the special permit can be granted without substantial impairment of the intent and purpose of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

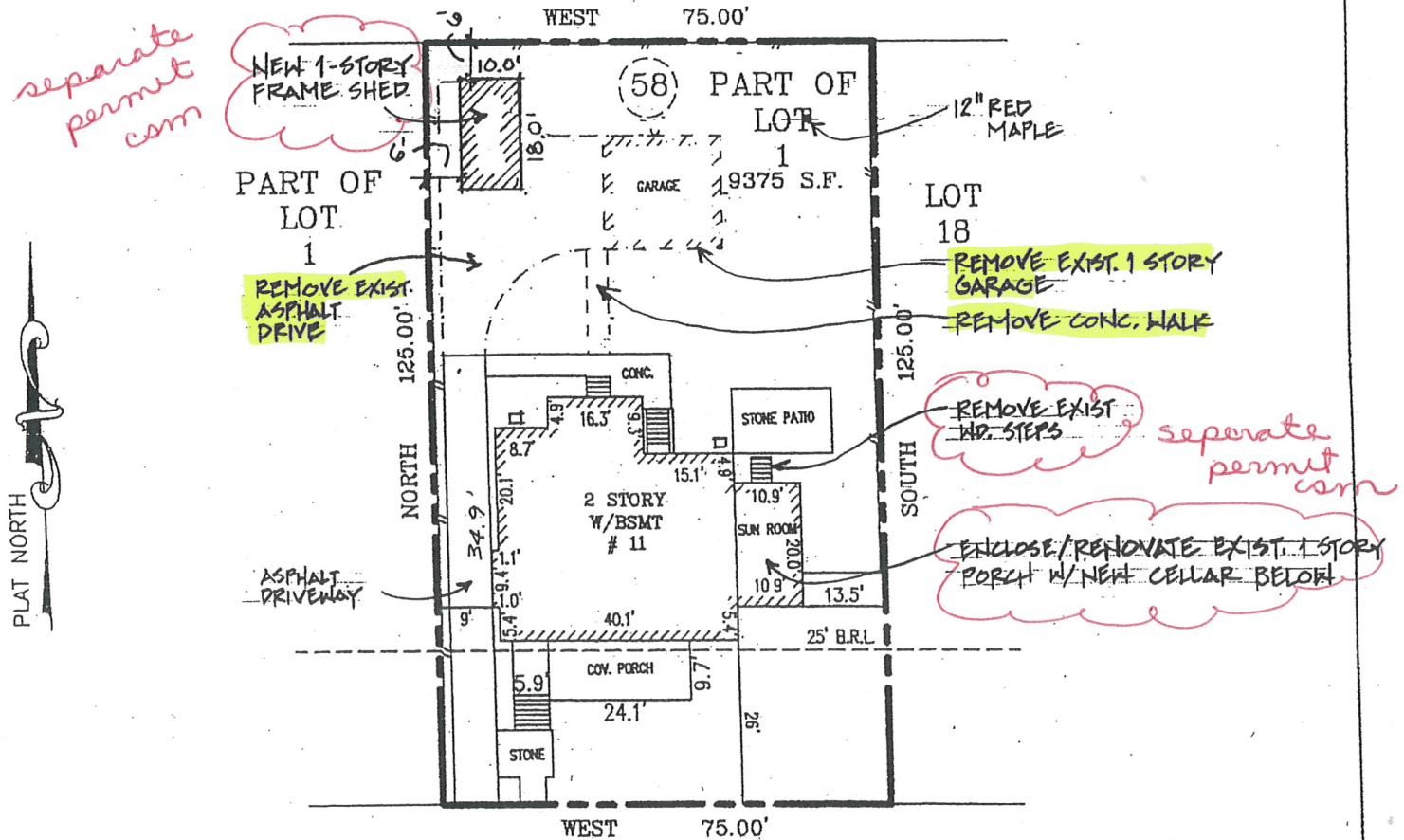
Granting the Special Permit will not impair the intent or purpose of Chapter 8 of the Chevy Chase Village Code because the garage does not architecturally relate to the historic house, and the house will continue to contribute to the historic district.

Removal of a portion of the drive will be an improvement to the property.

In exercising its powers in connection with a special permit request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.

Special Permit Filing Fees	Checks Payable To: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<i>Per Village Code Sec. 6-2(a)(24):</i> <input type="checkbox"/> \$300.00 for new construction. <input type="checkbox"/> \$150.00 for replacing existing non-conformities. <input type="checkbox"/> \$2,250.00 for demolition of main building. <input checked="" type="checkbox"/> \$300.00 for demolition of accessory building or structure. <input type="checkbox"/> \$300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way. Fee Paid: \$300.00	Date Paid: 4/25/11 Staff Signature: Ellen Sands

ADDRESS: 11 PRIMROSE STREET
CHEVY CHASE, MD. 20815



PRIMROSE STREET
(100' R/W)

PROPOSED

3.17.10

FILE: # 11 PRIMROSE LOC

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS ONLY AND THE IMPROVEMENTS ARE LOCATED AS SHOWN. EXACT PROPERTY CORNERS HAVE NOT BEEN ESTABLISHED OR SET, UNLESS OTHERWISE NOTED. WE ASSUME NO RESPONSIBILITY FOR LIABILITY FOR ANY EASEMENTS OR EASEMENTS ON THE RECORD OR UNRECORDED EASEMENTS ON THE RECORDED PLAT OR MENTIONED IN THE DEED REFERRED TO HEREON. NO TITLE REPORT FURNISHED.



SURVEYOR

DATE

LOCATION SURVEY
PART OF LOT 1 BLOCK 58
CHEVY CHASE
PLAT No. 106
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30'

DATE: 6-09-09

LANDPLAN ASSOCIATES

12129 Georgia Ave.
Silver Spring, MD, 20902
VOICE: 301-279-9990
FAX: 301-576-5056



* ENGINEERS * PLANNERS * SURVEYORS *

DRAFTER K.S.	LIBER / FOLIO	FILE NO:
CK.BY F.B.	1171 / 279	
JOB No.	PLAT BOOK / PLAT	DATE:
09-149	106	6-09-09



HORIZON HOUSEWORKS, LLC
2131 ESPEY COURT, SUITE 5, CROFTON, MARYLAND 21114
PHONE 301.392.4922 FAX 443.332.0053
WWW.HORIZONHOUSEWORKS.COM

Chevy Chase Village
5906 Connecticut Ave
Chevy Chase, MD 20815

March 25, 2011

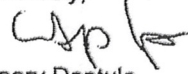
Re: Garage Demolition: 11 Primrose Street, Chevy Chase, MD 20815.

Demolition and removal of the garage will at all times be done in accordance with all applicable local and county codes and ordinances.

- ✓ • Prior to start of demolition, Horizon Houseworks, LLC, will prepare the site and install all sediment control devices necessary.
- ✓ • We have presumed that no trees will be affected by the garage demolition, but can provide tree protection at the recommendation of an arborist or local authorities.
- ✓ • Prior to commencing demolition activities, the garage will be hosed down in order to minimize any dust resulting from the demolition. Water will be used as needed throughout the demolition process.
- ✓ • Horizon Houseworks, LLC is an EPA Registered Lead Renovation Firm. A certified lead renovation project manager will supervise the process.
- • Dumpsters will be placed on the existing driveway and hauled out Primrose Street to Connecticut Ave. until all material is removed. *WILL NEED PERMIT*
- ✓ • Work crews will make every attempt to park on private property and if needed will park in front of the house on Primrose.
- ✓ • The demolition will take approximately 3 days weather permitting.

The demolition of the existing garage will not affect the adjoining properties

Sincerely,


Geary Deptula
General Manager

A-5917
Special Permit

Test Results:
Asbestos
Lead
Rodent & Pest

Whitehall Associates

Environmental Consultants
416 Southview Avenue
Silver Spring, MD 20905
Fax 301 879 1631 Voice 301 879 1421

May 20, 2011

Carissa Marino
11 Primrose St.
Chevy Chase, MD. 20814

RE: Lead Inspection at 11 Primrose St. Garage.

Dear Carissa,

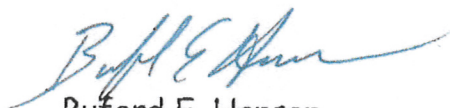
On May 12, 2011 a lead inspection was performed at the above address by Buford Hanson, (DC09-928, MD 4573) an inspector for Whitehall Associates Inc (DC10-3136 MD 4014). The technology used for testing the levels of lead paint was a spectrum analyzer called an X-Ray Fluorescent Analyzer (XRF). The XRF is state of the art equipment manufactured by Niton (Thermo Electron Corporation) Corp. The Niton XLP 300A serial number used for this report is 11258.

Our readings were 1 thru 25 which included 6 calibration readings. All of the windows were positive for lead base paint inside and outside, the soffit over the garage door was positive for lead base paint, and the garage door casing was positive for lead base paint. A paint chip was taken off the roof and it was negative for lead, 4 asbestos samples were taken the garage roof coating was the only one positive for 8% Chrysotile.

Areas containing lead is defined at > 0.7 in Maryland, > 1.0 in D.C. ≥ 1.0 in Virginia and for Hud/EPA at $\geq 1.0 \text{ mg/cm}^2$ for action levels for abatement/hazard reduction. It is important to note that these are not health based standards. If paint is being scraped, sanded, or otherwise converted to dust or fumes, no level should be considered completely safe.

If you have questions you can reach me at 301-908-0325

Sincerely,

A handwritten signature in blue ink, appearing to read "Buford E. Hanson", with a long horizontal flourish extending to the right.

Buford E. Hanson
Whitehall Associates

Whitehall Associates Inc.
416 Southview Ave.
Silver Spring, MD. 20905

JOB-11 Primrose St.

Index	Time	COMPONENT	SUBSTRATE	SIDE	CONDITION	FLOOR	ROOM	Results	Action Level	PbC
1	2011-05-12 11:02									0.94 ± 0.00
2	2011-05-12 11:04			CALIBRATE				Positive	0.70	1.00 ± 0.30
3	2011-05-12 11:04			CALIBRATE				Positive	0.70	1.20 ± 0.40
4	2011-05-12 11:05			CALIBRATE				Positive	0.70	1.00 ± 0.30
5	2011-05-12 11:06	WALL MIDDLE	STUCCO	A	CRACKED	FIRST	GARAGE INTERIOR	Nil	0.70	0.00 ± 0.04
6	2011-05-12 11:07	WALL MIDDLE	STUCCO	A	CRACKED	FIRST	GARAGE INTERIOR	Negative	0.70	0.00 ± 0.02
7	2011-05-12 11:10	WALL MIDDLE	STUCCO	C	CRACKED	FIRST	GARAGE INTERIOR	Negative	0.70	0.04 ± 0.08
8	2011-05-12 11:11	WALL MIDDLE	STUCCO	D	CRACKED	FIRST	GARAGE INTERIOR	Negative	0.70	0.01 ± 0.02
9	2011-05-12 11:11	CEILING	WOOD	D	CRACKED	FIRST	GARAGE INTERIOR	Negative	0.70	0.02 ± 0.08
10	2011-05-12 11:12	WINDOW SASH	WOOD	D	CRACKED	FIRST	GARAGE INTERIOR	Positive	0.70	5.40 ± 3.80
11	2011-05-12 11:12	WINDOW SASH	WOOD	A	CRACKED	FIRST	GARAGE INTERIOR	Positive	0.70	4.00 ± 2.80
12	2011-05-12 11:13	WINDOW SASH	WOOD	C	CRACKED	FIRST	GARAGE INTERIOR	Positive	0.70	2.20 ± 1.50
13	2011-05-12 11:14	FLOOR	CONCRETE	C	CRACKED	FIRST	GARAGE INTERIOR	Negative	0.70	0.03 ± 0.03
14	2011-05-12 11:15	TRIM UPPER	WOOD	B	CRACKED	FIRST	GARAGE EXTERIOR	Negative	0.70	0.01 ± 0.02
15	2011-05-12 11:17	SOFFIT	WOOD	B	CRACKED	FIRST	GARAGE EXTERIOR	Positive	0.70	13.70 ± 11.80
16	2011-05-12 11:18	WINDOW CASING	WOOD	C	CRACKED	FIRST	GARAGE EXTERIOR	Positive	0.70	21.10 ± 16.30
17	2011-05-12 11:18	WINDOW SASH	WOOD	C	CRACKED	FIRST	GARAGE EXTERIOR	Positive	0.70	27.40 ± 21.10
18	2011-05-12 11:19	WINDOW SASH	WOOD	D	CRACKED	FIRST	GARAGE EXTERIOR	Positive	0.70	26.70 ± 23.40
19	2011-05-12 11:19	WINDOW CASING	WOOD	D	CRACKED	FIRST	GARAGE EXTERIOR	Positive	0.70	26.50 ± 22.90
20	2011-05-12 11:20	WINDOW CASING	WOOD	A	CRACKED	FIRST	GARAGE EXTERIOR	Positive	0.70	3.40 ± 2.20
21	2011-05-12 11:20	WINDOW SASH	WOOD	A	CRACKED	FIRST	GARAGE EXTERIOR	Positive	0.70	3.70 ± 2.70
22	2011-05-12 11:22	DOOR CASING GARAGE	WOOD	B	CRACKED	FIRST	GARAGE EXTERIOR	Positive	0.70	26.80 ± 23.20
23	2011-05-12 11:23	DOOR CASING GARAGE	WOOD	CALIBRATE	CRACKED	FIRST	GARAGE EXTERIOR	Positive	0.70	1.00 ± 0.30
24	2011-05-12 11:23	DOOR CASING GARAGE	WOOD	CALIBRATE	CRACKED	FIRST	GARAGE EXTERIOR	Positive	0.70	1.10 ± 0.30
25	2011-05-12 11:24	DOOR CASING GARAGE	WOOD	CALIBRATE	CRACKED	FIRST	GARAGE EXTERIOR	Positive	0.70	1.10 ± 0.30



EMSL Analytical, Inc.

10768 Baltimore Avenue, Beltsville, MD 20705

Phone: (301) 937-5700 Fax: (301) 937-5701 Email: beltsvillelab@emsl.com

Attn: **Pete Hanson**
Whitehall Associates
416 Southview Avenue
Silver Spring, MD 20905

Fax: (301) 879-1631 Phone: (301) 879-1421
Project: **11 PRIMROSE ST.**

Customer ID: WHIT57
Customer PO:
Received: 05/16/11 11:55 AM
EMSL Order: 191104559
EMSL Proj:

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B*/7000B)

Client Sample Description	Lab ID	Collected	Analyzed	Area	Samp Wt	Lead Concentration
1-01	0001	5/13/2011	5/17/2011	929.03 cm ²	0.4195 g	0.0041 mg/cm ²
Site: PAINT CHIP ON ROOF						

Initial report from 05/17/2011 13:02:19

Joe Centifonti, Laboratory Manager
or other approved signatory

Reporting limit is 0.01 % wt. The QC data associated with these sample results included in this report meet the method quality control requirements, unless specifically indicated otherwise. Unless noted, results in this report are not blank corrected. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities.

* slight modifications to methods applied. Samples received in good condition unless otherwise noted. Quality Control Data associated with this sample set is within acceptable limits, unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc. Beltsville, MD A2LA Accredited Environmental Testing Cert #2845 02

**EMSL Analytical, Inc.**

10768 Baltimore Avenue Beltsville, MD 20705

Phone: (301) 937-5700 Fax: (301) 937-5701 Web: <http://www.emsl.com> Email: beltsvillelab@emsl.com

Attn: Pete Hanson
 Whitehall Associates
 416 Southview Avenue
 Silver Spring, MD 20905

EMSL Order: 191104560
 Customer ID: WHIT57
 Collected: 5/13/2011 12:00:00AM
 Received: 5/16/2011

Fax: (301) 879-1631 Phone: (301) 879-1421

Proj: 11 PRIMROSE ST.

Summary Test Report for Asbestos Analysis via EPA 600/R-93/116

Client Sample ID: 1-01 Lab Sample ID: 191104560-0001
 Sample Description: WINDOW GLAZING SIDE C

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	5/16/2011	Gray/White	0%	100%	None Detected	

Client Sample ID: 2-02 Lab Sample ID: 191104560-0002
 Sample Description: WINDOW GLAZING SIDE D

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	5/16/2011	Gray/White	0%	100%	None Detected	

Client Sample ID: 3-03 Lab Sample ID: 191104560-0003
 Sample Description: WINDOW GLAZING SIDE A

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	5/16/2011	Gray/White	0%	100%	None Detected	

Client Sample ID: 4-04 Lab Sample ID: 191104560-0004
 Sample Description: GARAGE ROOF COATING

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	5/16/2011	Black/Silver/Green	15%	77%	8% Chrysotile	

Initial report from 05/16/2011 13:45:19

Analyst(s)

George Malone PLM (4)

Joe Centifonti, Laboratory Manager
or other Approved Signatory

Any questions please contact Joe Centifonti.

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. This test report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. EMSL bears no responsibility for sample collection activities or analytical method limitations. The laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples. PLM alone is not consistently reliable in detecting asbestos in floor coverings and similar NOBs.

Samples analyzed by EMSL Analytical, Inc. Beltsville, MD NVLAP Lab Code 200293-0

Carissa and Andrew Marino
11 Primrose Street
Chevy Chase, MD 20815

Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

May 23, 2011

Re: Garage Demolition, 11 Primrose Street

Based on the asbestos report by Whitehall Associates, we are aware that the roof of our garage has an asbestos coating. As part of the demolition process for the garage, we will contract a certified asbestos abatement specialist to make sure the garage demolition is done in a safe and lawful manner.

Sincerely,

A handwritten signature in cursive script, appearing to read "E. Marino".

Carissa Marino



HORIZON HOUSEWORKS, LLC
2131 ESPEY COURT, SUITE 5, CROFTON, MARYLAND 21114
PHONE 301.392.4922 FAX 443.332.0053
WWW.HORIZONHOUSEWORKS.COM

Chevy Chase Village
5906 Connecticut Ave
Chevy Chase, MD 20815

March 25, 2011

Re: Garage Demolition: 11 Primrose Street, Chevy Chase, MD 20815 (Asbestos Remediation)

Our proposal includes all labor, material, equipment and supervision necessary to complete the remediation of the asbestos containing roof from the garage located at the residence previously mentioned. Horizon and its subcontractors will prepare and demarcate the work areas utilizing caution tape barriers for the asbestos remediation work. We will install 6-mil polyethylene drop cloths around the perimeter of the garage during the removal of the asbestos containing roof to catch any loose debris and for prompt clean-up. We will use wet removal methods for the abatement of the roof and prompt clean-up of the debris generated. Horizon will ensure the team will secure all waste into labeled 6-mil polyethylene double bags and dispose of the waste. Water access will be needed for wet removal methods and decontamination of our workers. Power will also be needed to utilize our equipment during remediation and clean-up.

Following completion of the asbestos abatement of affected surfaces and materials, the team will clean the loose debris using hepa-vacuums. In addition, we will encapsulate the remaining surfaces around the exposed areas with an asbestos approved encapsulant (if needed).

All waste will be manifested, packaged and transported to an EPA approved and regulated asbestos landfill. Chain of custody waste documentation will be provided to the owner once it is signed by the landfill and returned. There are no final air samples required for the roofing abatement, because it is an exterior abatement, but visual inspections may have to be performed for acceptance by an IH to get permits required for the project.

Inclusions

1. Provide supervision, labor and materials to perform our work,
2. Demarcate and regulate the work areas for the asbestos remediation work,
3. Remove and dispose of approximately 400sf of asbestos containing roofing from the detached garage utilizing wet removal methods and prompt clean-up,
4. Waste Hauling/Disposal of waste generated (**waste manifest**),
5. Hepa-vacuum and cleaning of all remaining surfaces within our work areas,
6. Perform OSHA monitoring on our workforce,
7. One Mobilization to complete our work,



HORIZON HOUSEWORKS, LLC
2131 ESPEY COURT, SUITE 5, CROFTON, MARYLAND 21114
PHONE 301.392.4922 FAX 443.332.0053
WWW.HORIZONHOUSEWORKS.COM

Owner Responsibilities / Horizon Exclusions

1. Unrestricted access to our work areas,
2. Moving or removing of the movable equipment/items to access our work areas,
3. Notification to possible tenants and subcontractors of planned work,
4. Unexposed additional quantities of asbestos not listed above,
5. Exclude damage to existing vegetation attached to garage during remediation procedures,
6. Provide power, water and toilet facilities for our workers,
7. Exclude re-installation of any new materials where abated.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Justin Mackoyvak
Horizon Houseworks



5455 Butler Road
Bethesda, MD 20816
(301) 657-4480
(301) 907-6560 Fax
todd@capitolpest.com
www.capitolpest.com



May 6, 2011

Mr. Andrew Marino
11 Primrose Street
Chevy Chase, MD 20815

11 Primrose Street

Dear Mr. Marino,

Capitol Beltway Termite and Pest Control has inspected the detached garage located at 11 Primrose Street Chevy Chase, Maryland and finds that it is free of any rodents.

Capitol Beltway Termite and Pest Control Company is licensed with the Maryland Department of Agriculture in the category of Industrial, Institutional, Structural and related Rodent Control. You will find our company listed with the following information:

Capitol Beltway Termite and Pest Control Co. Inc.
Business License number 570
Expires June 30, 2011

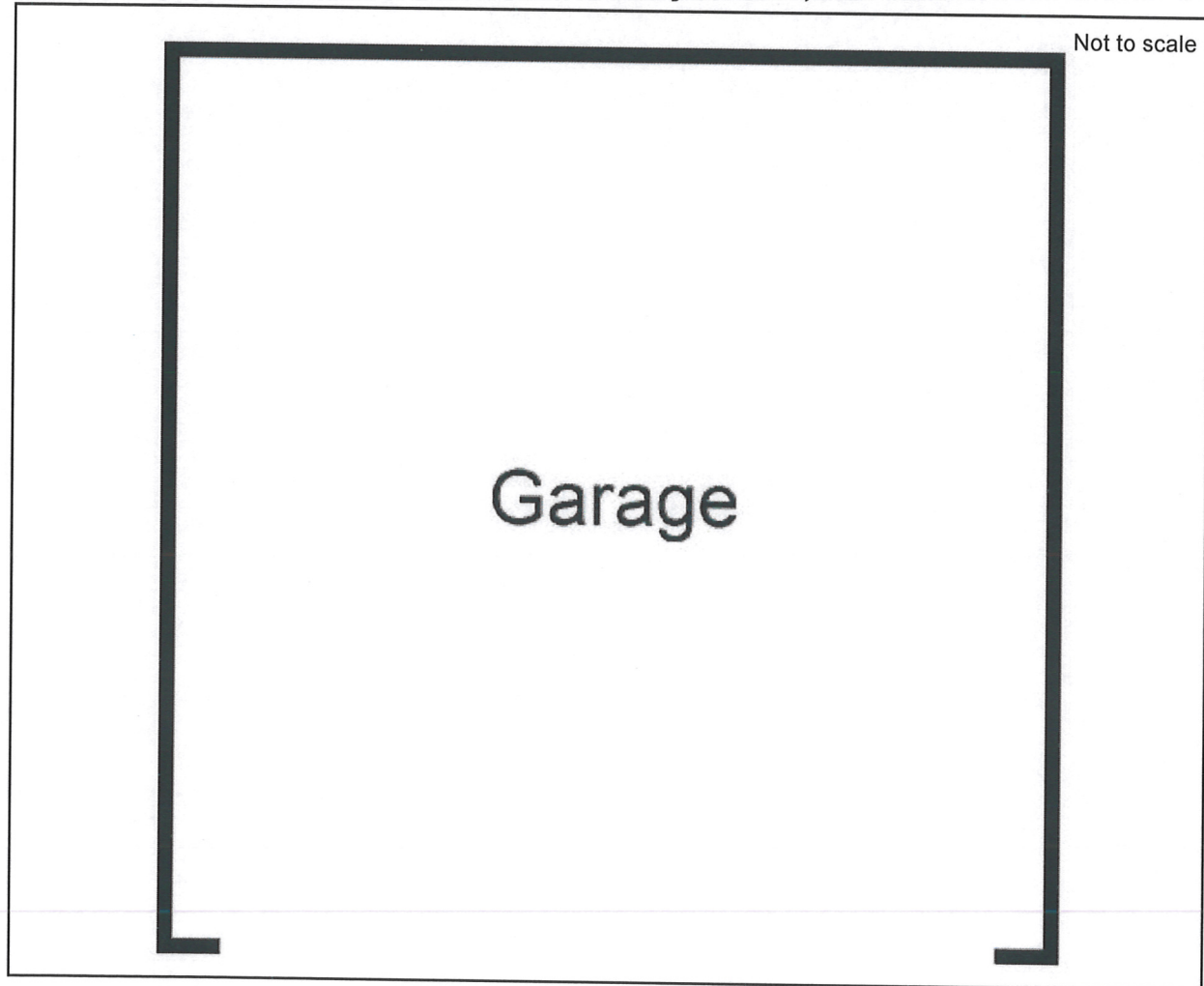
Sincerely,

A handwritten signature in blue ink, appearing to read 'Julio Gonzalez'.

Julio Gonzalez (MD)

Diagram

11 Primrose Street, Chevy Chase, MD 20815



Capitol Termite & Pest Control

5455 Butler Road
Bethesda, MD 20816
301-657-4480
301-907-6560

This form created on WDI FX™

5/6/2011

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PHOTOS



11 Primrose Garage

#1

Feather & Assoc.

Tolbert V. Feather, Ph.D.

*Advisors for: Landscape Development
Landscape Management, Plant Pest Management*

Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

April 26, 2011

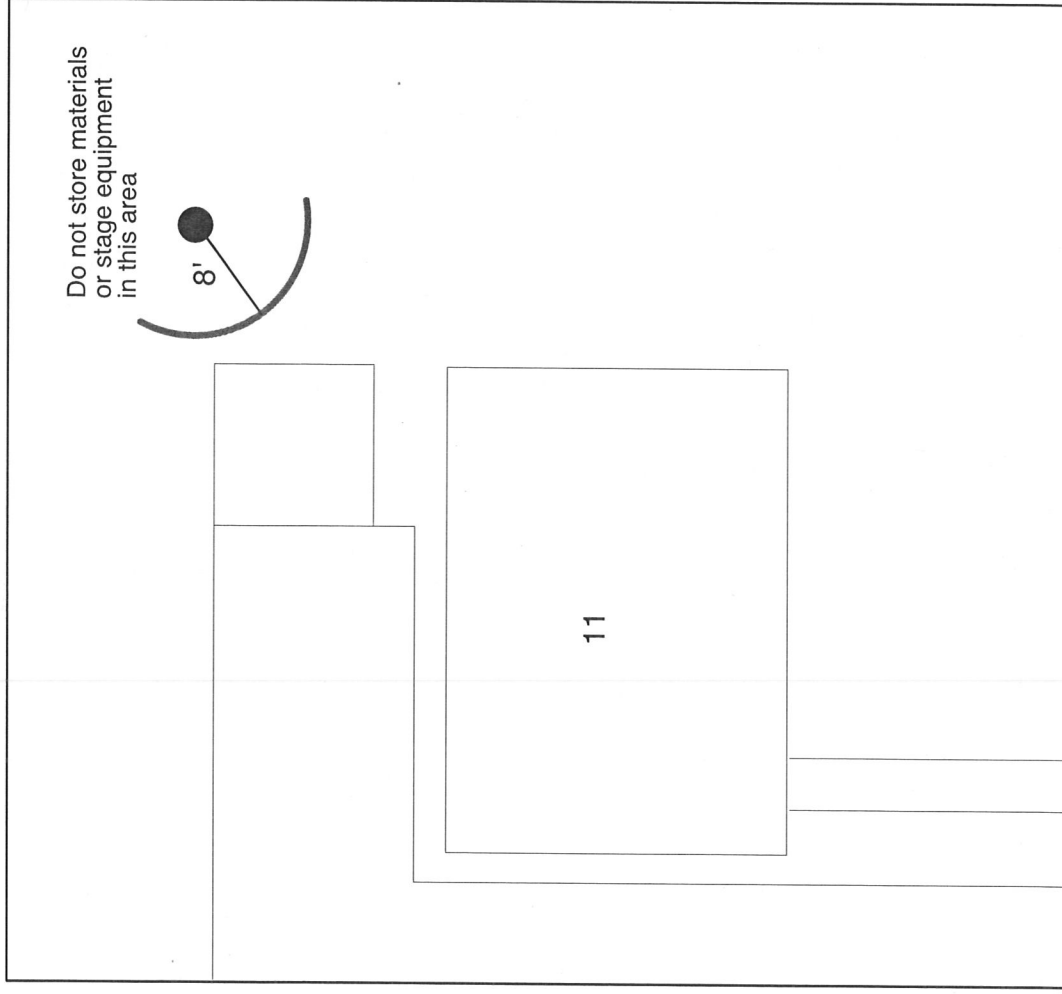
Tree Protection Plan – 11 Primrose St.

Attached is a map of the tree protection plan for the residence at 11 Primrose St.

Tree protection shall include:

1. Tree protection fencing shall be installed in the locations shown on the plan. The street trees shall be protected. Tree protection fencing shall delineate the tree protection zones. Tree protection fencing shall be 4' tall wire mesh supported with steel stakes no less than 8' apart.
2. The Owner/Contractor shall inform all workers on site that the tree protection zones shall not be entered. Neither materials nor equipment shall be stored within the tree protection zones. No grading shall be done within the tree protection zones. The grading outside of the tree protection zones shall not be changed to divert and collect water within tree protection zones.
3. Any silt fencing shall follow the tree protection fencing.
4. The Chevy Chase Village office shall be notified if there is any change in the construction plans that would impact the protected trees.
5. If excavation (outside of the tree protection zone) exposes roots on protected trees, the damaged roots shall be cleanly cut before backfilling the excavation.
6. The Owner/Contractor shall maintain the fencing until the construction/ demolition is complete.

Chevy Chase Village
11 Primrose St.
Tree Protection Plan



Primrose St.

Tree Protection Fencing
4' tall wire mesh, 6' tall steel stakes
Stakes no further than 8' apart

Feather and Associates
April 26, 2011
No Scale
On 8.5x11" sheet

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	11 Primrose Street, Chevy Chase	Meeting Date:	4/14/10
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	4/7/10
Applicant:	Andrew and Carissa Marino (David Jones, Architect)	Public Notice:	3/31/10
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-10D	Staff:	Anne Fothergill
PROPOSAL:	Garage demolition, shed installation, and side porch enclosure		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival Four Square
DATE: 1908

PROPOSAL

The applicants are proposing to:

1. Demolish the existing garage and remove a concrete path leading to the garage and a portion of the asphalt driveway that leads to the garage.
2. Construct a 10' x 18' x 13' tall shed at the rear left corner of the property. The stucco shed will have wood doors and windows and a slate roof to match the house.
3. Enclose the screened porch at the east side of the house. The enclosed porch will have wood windows, wood trim, wood panels, stone veneer foundation, and a metal roof.

Existing and proposed plans are in Circles 11-22 and photos of the house and garage are in Circles 23-42.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Overall, the proposed alterations to this property are in keeping with the *Guidelines* and *Standards*. The removal of a portion of the asphalt driveway will be an improvement to this property and the historic district. Additionally, the *Guidelines* state that the enclosure of side porches should be permitted if they are compatibly designed. In this proposal, the design and materials proposed for this enclosure are compatible with this resource.

In terms of the proposed demolition of the garage, staff considered a number of factors. The building has been altered, it is covered in aluminum siding, it has a replacement door, it has termite damage, and it is in an overall state of disrepair. It does not architecturally relate to the historic house or contribute to the historic district. The garage sits in the center of the backyard, which does not follow the traditional pattern of garage locations in this historic district. For all these reasons, staff finds its demolition in keeping with the *Guidelines*. Finally, the proposed shed is appropriately sited and is relatively small with compatible materials and design.

Staff recommends approval of the proposed alterations to this house, garage, and property.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

#533 639

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Kevin Pruett

Daytime Phone No.: 202.332.1200

Tax Account No.: 00456514

Name of Property Owner: Andrew & Carissa Marino

Daytime Phone No.: 202.431.7744

Address: 11 Primrose Street Chevy Chase Maryland 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: David Jones Architects Daytime Phone No.: 202.332.1200

LOCATION OF BUILDING/PERMIT

House Number: 11 Street: Primrose Street

Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue

Lot: Pt. of Lot 1 Block: 58 Subdivision: Section 2

Liber: 1171 Folio: 279 Parcel: _____

PART ONE: TYPE OF PERMIT/ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☒ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☒ Slab ☐ Room Addition ☐ Porch ☐ Deck ☒ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: Enclose porch

1B. Construction cost estimate: \$ 40,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____

2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Kevin Pruett

Signature of owner or authorized agent

19 March 2010

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

DAVID JONES ARCHITECTS

1739 CONNECTICUT AVE. NW, WASHINGTON, DC 20009 FAX: 202-332-7044 TEL: 202-332-1200

Marino Residence
11 Primrose Street
Chevy Chase MD 20815

Abutting and Confronting Properties:

Laura and Chance Patterson
9 Primrose Street
Chevy Chase, MD 20815

Susan and David Jones
15 Primrose Street
Chevy Chase, MD 20815

Stewart and Sandy Bainum
12 Primrose Street
Chevy Chase, MD 20815

Gael and Patricia Delaney
8 Quincy Street
Chevy Chase, MD 20815

- Finally, we do not believe the garage contributes to the historical content of the property or neighborhood. Importantly, the garage is not built in the same architectural style as our house. We feel its box-like shape adds no interesting architectural elements to the property. In addition, the garage is currently barely visible from the street and will not be visible at all once trees that were uprooted in the snowstorm are replaced.

In addition to the removal of our garage, we hope to enclose the screened porch in order to provide a play area for our children. As the house has not been updated with a family room addition, we currently have no informal space for our children to play on the first floor.

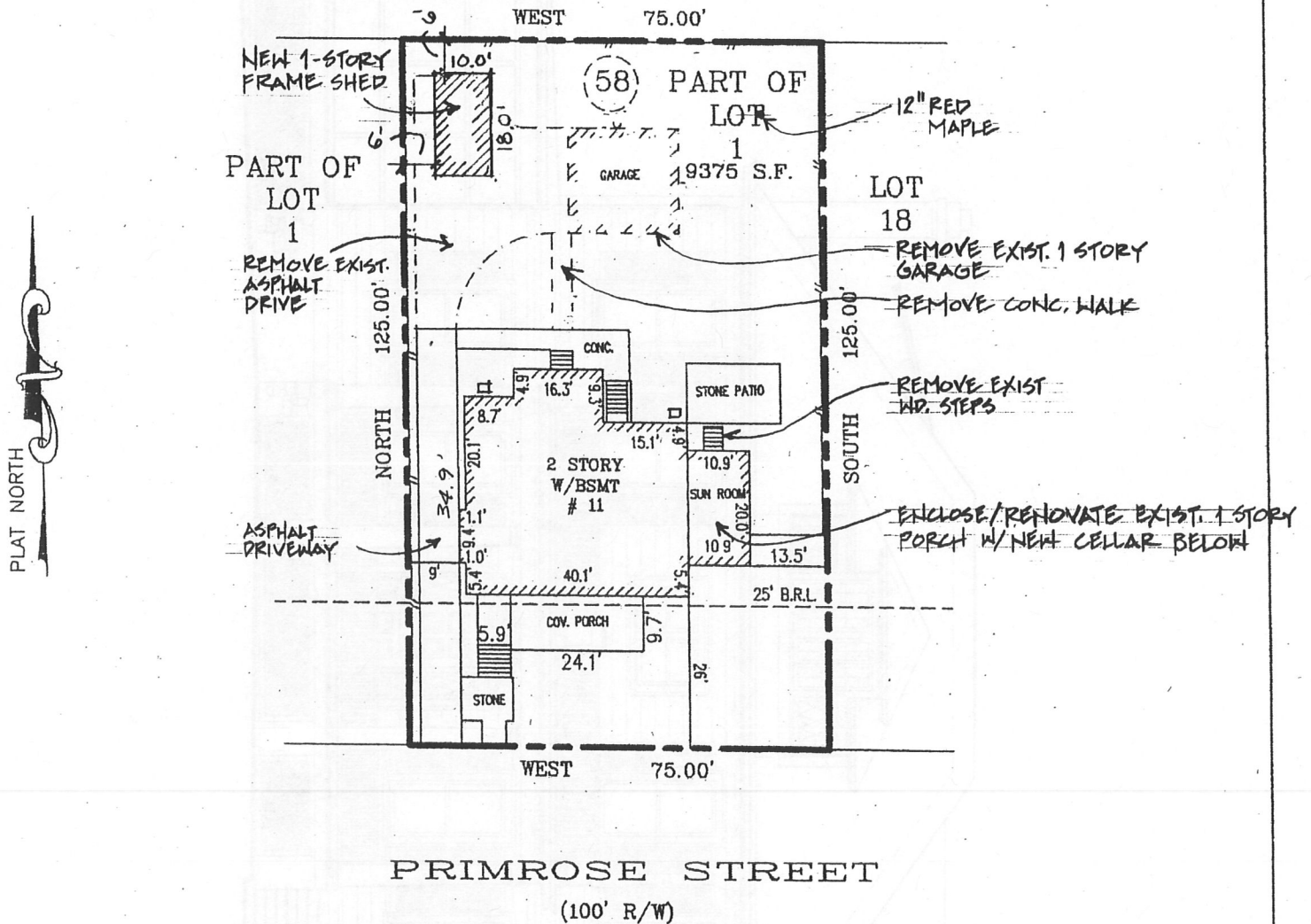
Thank you so much for your consideration of our request.

Sincerely,

Carissa S. Marino

Carissa and Andrew Marino

CHEVY CHASE, MD. 20815



3.17.10

FILE: # 11 PRIMROSE LOC

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS, AND THE IMPROVEMENTS ARE LOCATED AS SHOWN. EXACT PROPERTY CORNERS HAVE NOT BEEN ESTABLISHED OR SET, UNLESS OTHERWISE NOTED. WE ASSUME NO RESPONSIBILITY OR LIABILITY FOR ANY RIGHT-OF-WAYS ON THE RECORD, OR EASEMENTS RECORDED OR UNRECORDED, NOT APPEARING ON THE RECORDED PLAT OR MENTIONED IN THE DESCRIPTION HEREON. NO TITLE REPORT FURNISHED.

LOCATION SURVEY
PART OF LOT 1 BLOCK 58
CHEVY CHASE
PLAT No. 106
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30'

DATE: 6-09-09

LANDPLAN ASSOCIATES

12129 Georgia Ave.
Silver Spring, MD. 20902
VOICE; 301-279-9990
FAX; 301-576-5056



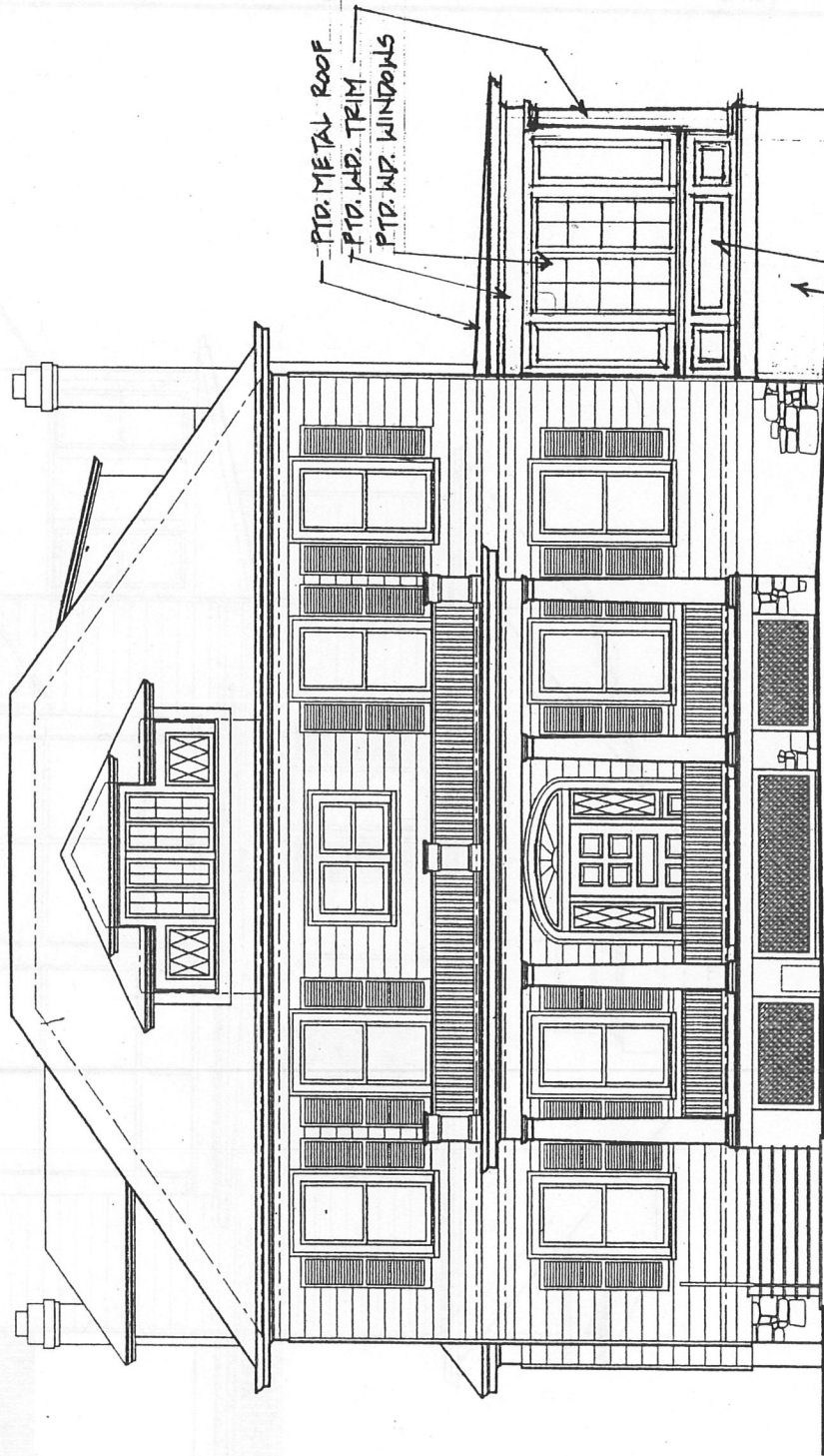
• ENGINEERS • PLANNERS • SURVEYORS •

SURVEYOR

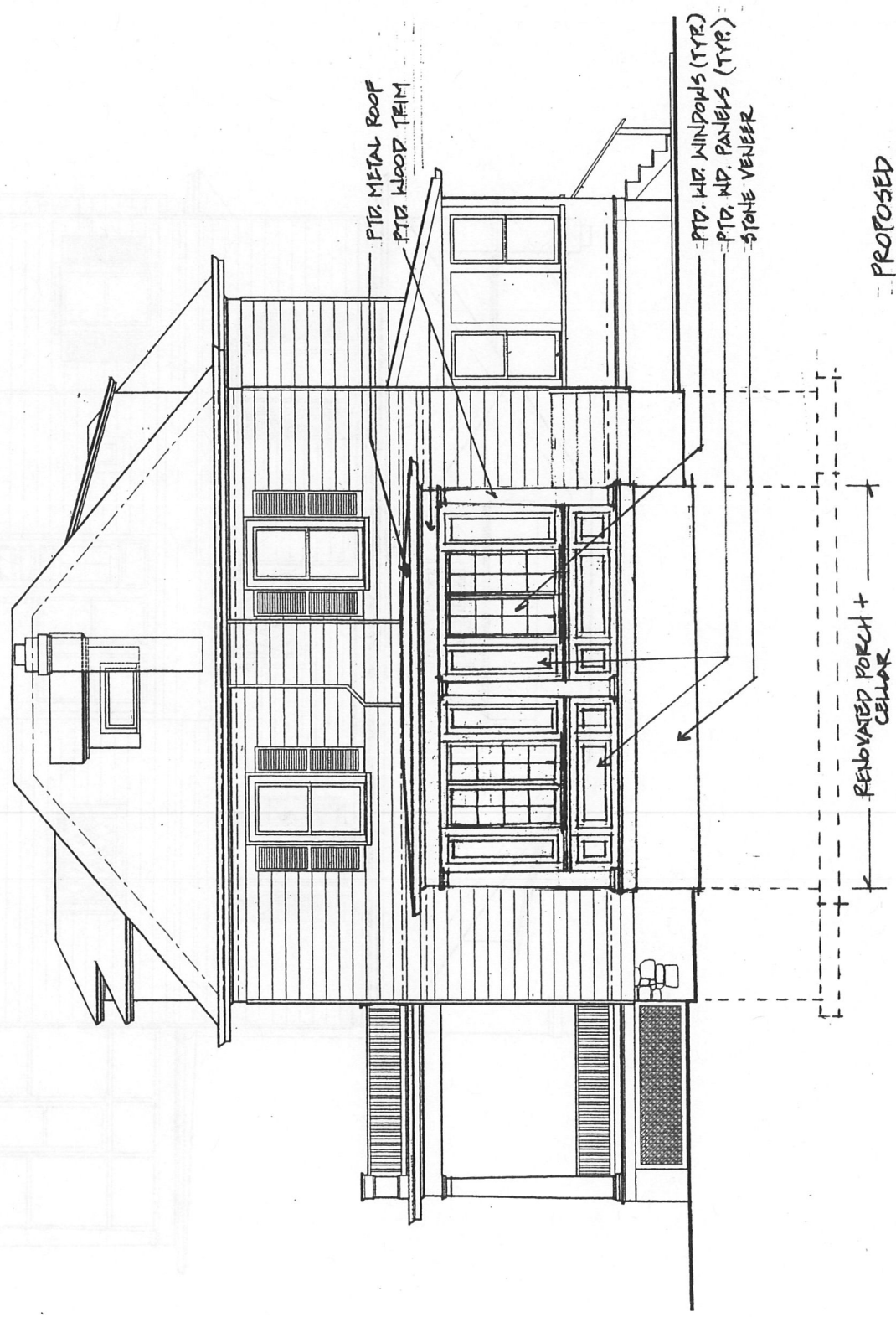
DATE _____

DRAFTER K.S. CK.BY F.B	LIBER / FOIJO 1171 / 279	FILE NO: —
JOB No. 09-149	PLAT BOOK / PLAT 106	DATE: 6-09-09

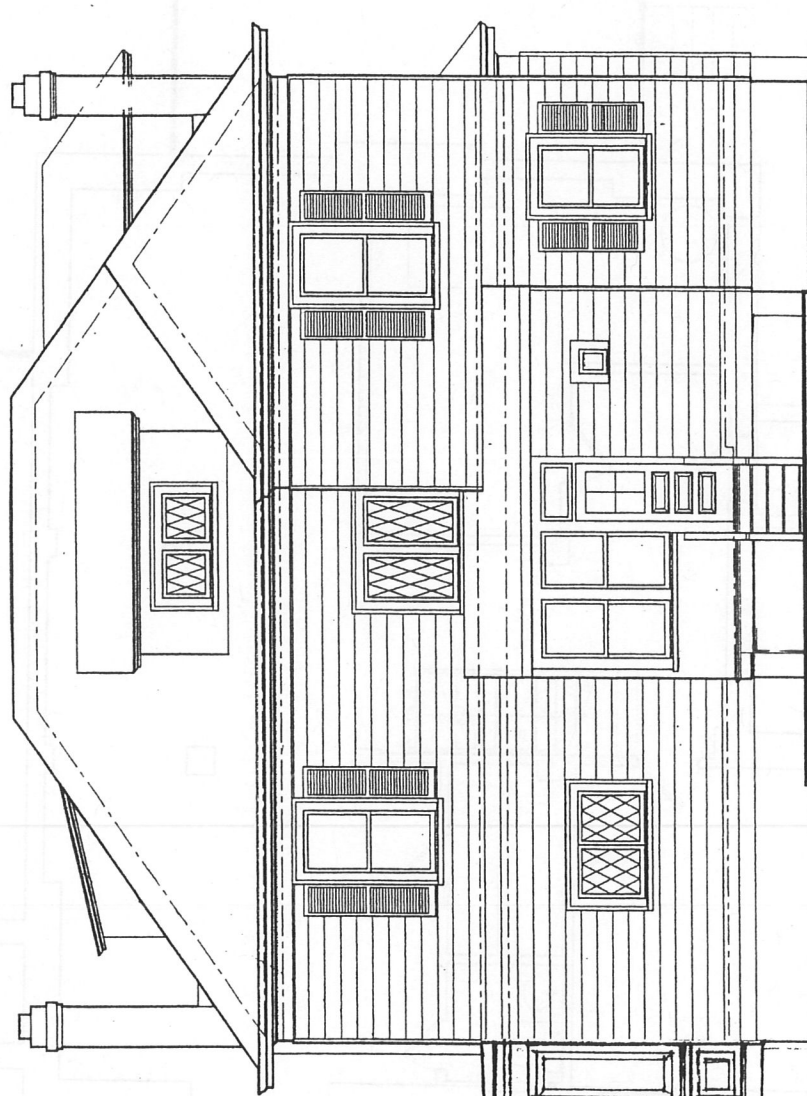
11



PROPOSED
3.17.10



PROPOSED
3.17.10



PTD METAL ROOF

PTD WD TRIM

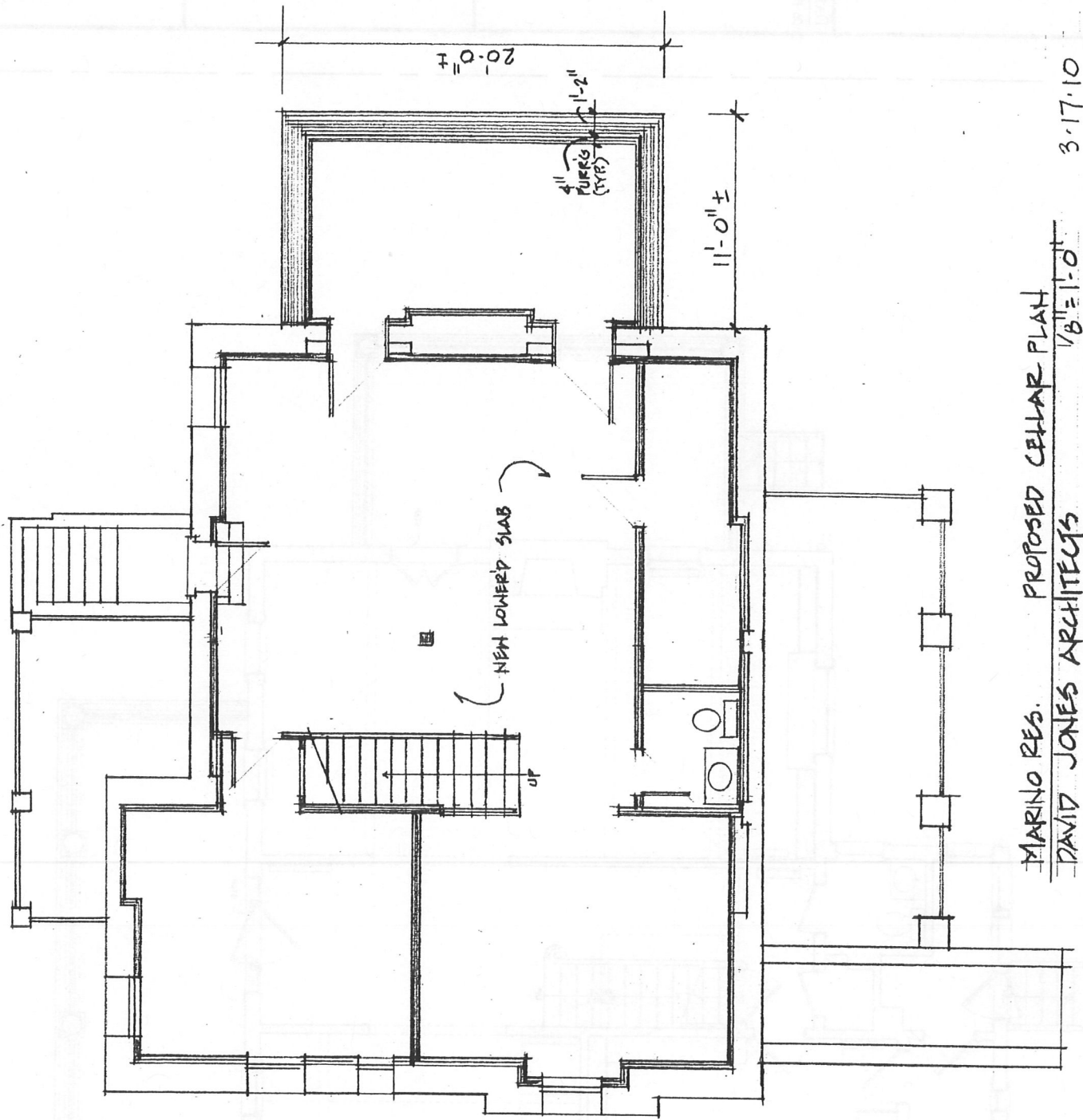
PTD WD WINDOWS

PTD WD PANELS

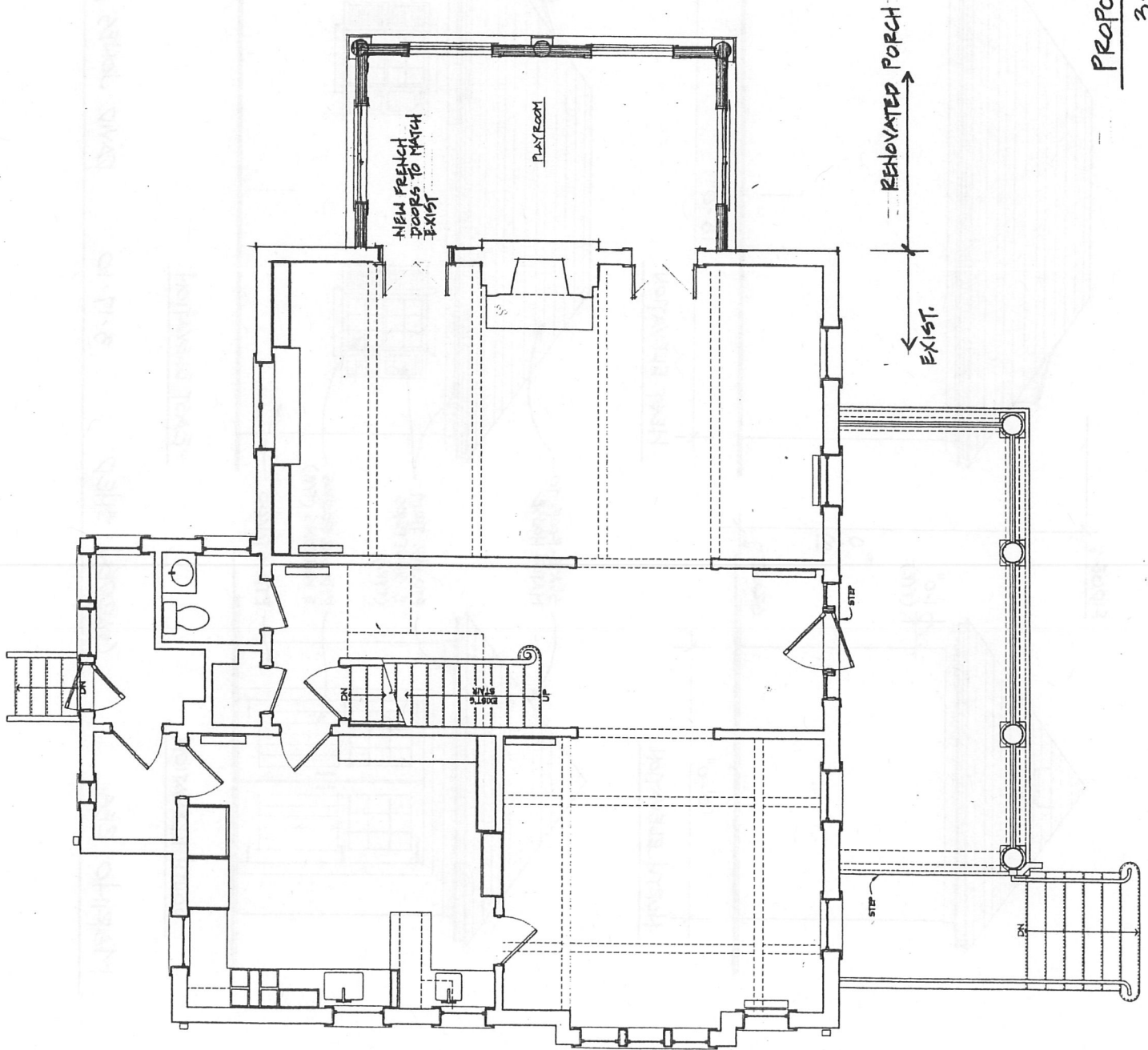
STONE VENEER

EXIST. →
← RENOVATED PORCH
← + CELLAR

PROPOSED
3.17.10



MARINO RES. PROPOSED CELLAR PLAN 3.17.10
 DAVID JONES ARCHITECTS 1/8" = 1'-0"



PROPOSED
3.17.10

perty, it being my intention hereby to convey to the said Amos West, not only the above described real estate with the improvements thereon, but all the personal property in, upon, or about the same.

And the said Ella P. West covenants to execute any and all such further or other assurances as may be requisite or necessary the better to convey the property hereby intended to be conveyed as aforesaid.

Witness my hand and seal.

Test.

Ella P. West (seal)

John B. Brewer.

State of Maryland, Montgomery County, to wit:-

I hereby certify that on this 5th day of August in the year nineteen hundred and eight, before the subscriber, a Justice of the Peace of the State of Maryland, in and for Montgomery County, personally appeared Ella P. West and did acknowledge the foregoing and annexed deed to be her act. And also at the same time personally appeared Amos West and made oath in due form of law that the consideration expressed in the foregoing conveyance of real and personal property is true and bona fide as therein expressed.

John B. Brewer, J.P.

At the request of Edith Quackenbush and Madeleine Quackenbush the following Deed was recorded August 6th A.D. 1908 at 9 o'clock A.M., to wit.

THIS INDENTURE, Made this third day of August A.D. 1908;

WITNESSETH, that The Chevy Chase Land Company, of Montgomery County Maryland (a Corporation duly organized under and by virtue of the laws of the State of Maryland), party hereto of the first part, for and in consideration of the sum of fifteen hundred (1500) dollars, in current money of the United States, to it paid by Edith Quackenbush and Madeleine Quackenbush, of the District of Columbia, parties hereto of the second part, receipt of which, at the delivery hereof, is hereby acknowledged, doth grant and convey unto and to the use of the said Edith Quackenbush and Madeleine Quackenbush, as tenants in common, their heirs and assigns, the following described land and premises, with the easements and appurtenances thereto belonging, situate and lying in Montgomery County, State of Maryland, to wit:

Part of Lot numbered one (1) in Block numbered fifty eight (58) and part of "Linden Parkway" in Section Two in the subdivision made by The Chevy Chase Land Company of Montgomery County, Maryland, and being as per plat recorded in Liber J.A. No. 36, folio 61, of the Land Records of Montgomery County, Maryland, being together described by metes and bounds, as follows, viz:-

BEGINNING for the same at a point in the North line of Primrose Street as shown by the aforesaid plat, said point being sixty (60) feet East of the South-west corner of said lot numbered one (1), and running thence East along and with the said North line of Primrose Street and the prolongation thereof sixty (60) feet; thence North at right angles to Primrose Street one hundred and twenty five (125) feet to the rear line of

*Examined
Mailed to
The J. L. Shurtle
Mach. 20
Aug 15 - 1908
Lester*